

City of Nanaimo

REPORT TO COUNCIL

DATE OF MEETING: 2015-NOV-02

AUTHORED BY: BRIAN ZUREK, SUBDIVISION PLANNER, ENGINEERING & SUBDIVISION

RE: DEVELOPMENT VARIANCE PERMIT NO. DVP271 - 191 KING ROAD

STAFF RECOMMENDATION:

That Council issue Development Variance Permit No. DVP271 at 191 KING ROAD, to reduce the minimum lot depth requirement for three lots within the Single Dwelling Residential Zone (R1).

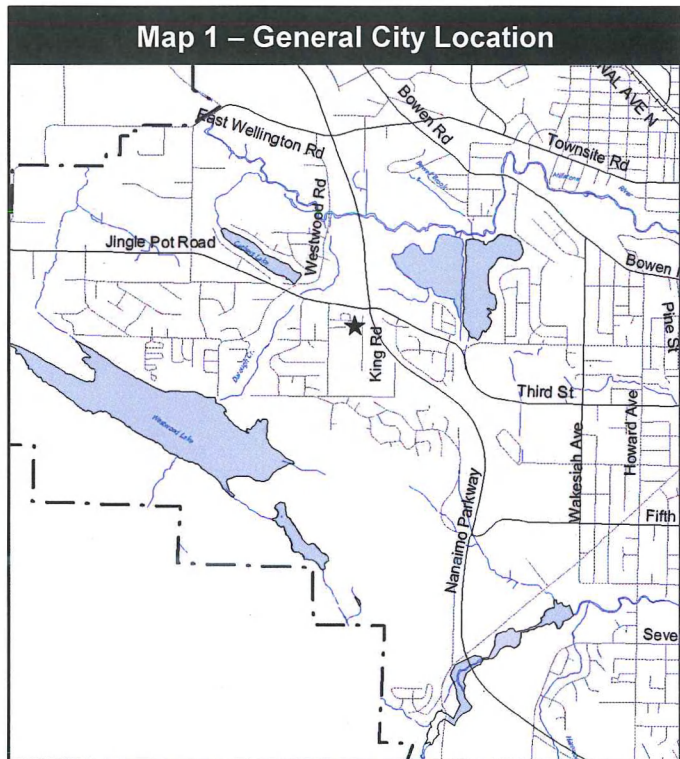
PURPOSE:

The purpose of this report is to seek Council authorization to permit three lot-depth variances in order to facilitate the subdivision of the lands.

BACKGROUND:

A development variance permit application was received from BRIAN JAMES SENINI, to vary the provisions of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500" to reduce the minimum lot depth from 28.0m to 27.15m for Lot 4; and to 24.66m for Lots 5 and 6.

Statutory Notification has taken place prior to Council's consideration of the variance.



Subject Property

Zoning	R2-Single Dwelling Residential / R4-Duplex Residential
Location	The property is located in a residential area one block southwest of the Nanaimo Parkway and Jingle Pot Road intersection.
Total Area	2,725m ²
Official Community Plan (OCP)	Map 1 – Future Land Use Plan – Neighbourhood; Map 3 – Development Permit Area No. 4 – Nanaimo Parkway Design; Map 3 – Development Permit Area No. 9 – Commercial, Industrial, Multiple Family and Mixed Commercial / Residential Development

- Council
 - Committee.....
 - Open Meeting
 - In-Camera Meeting
- Meeting Date: 2015-NOV-02

DISCUSSION:

Proposed Development

The applicant requests to vary the minimum lot depth requirement of the “City of Nanaimo Zoning Bylaw 2011 NO. 4500,” as follows:

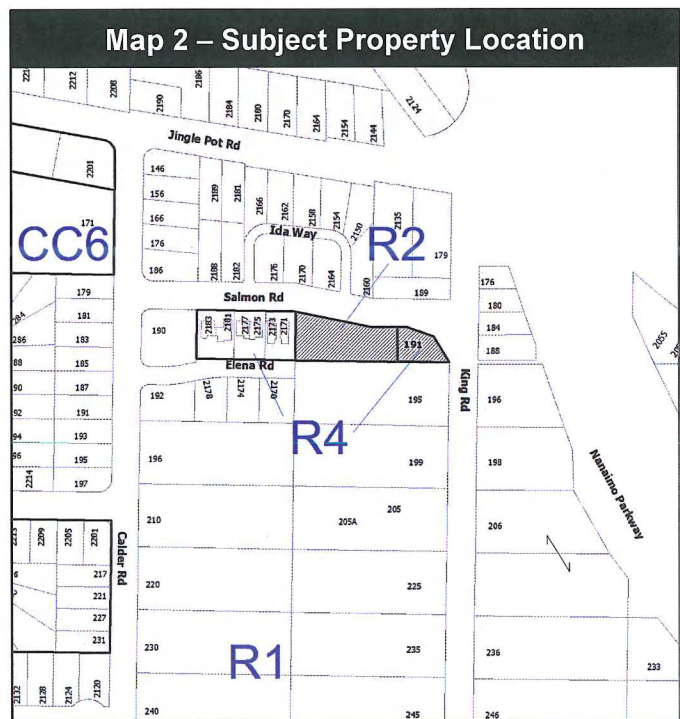
Lot	Area (m ²)	Required Lot Depth (m)	Proposed Lot Depth (m)	Proposed Variance (m)
4	326	28	27.15	0.85
5	326	28	24.66	3.34
6	326	28	24.66	3.34

The subject property was one of 40 parcels between Calder, King and Adderly Roads created through subdivision in 1913. These roads are some of the most steeply sloping in the city. As a result, the relatively large parcels (at 4,800m² typically) remain either vacant at the crest of the slope, or have undergone modest development at the toe of the slope near Jingle Pot Road and the Nanaimo Parkway.

The applicant successfully rezoned the subject property from single family (R1) to a mixture of single family – small lot (R2) and duplex residential (R4) zones in 2012. Based on the existing land use, the applicant has applied to the Approving Officer for a seven-lot residential subdivision of the subject property. The successful completion of this development variance permit is a condition of proposed subdivision. During the rezoning process, Council was informed that a future variance would be required in order to create the proposed subdivision. See Schedule A – Site Plan.

The Neighbourhood designation of the Official Community Plan (OCP) suggests development densities in residential neighbourhoods may range between 10 to 50 units per hectare. Completion of the proposed subdivision would result in a density of 29 units per hectare. The pre-development density of the property is seven units per hectare.

The OCP encourages creating varied lot sizes in residential subdivisions. With a variety of parcel sizes (both R2 and R4 parcels), dwelling sizes may also vary, thereby creating housing affordability options for potential home buyers.



Required Variances

Section 7.4.1 of the City of Nanaimo “ZONING BYLAW 2011 NO. 4500” requires Single Dwelling Residential – Small (R2) lots to have a minimum depth of 28.0m. The applicant is requesting to vary the minimum lot requirement as follows:

- Lot 4 – to 27.15m, a proposed variance of 0.85m;
- Lot 5 – to 24.66m, a proposed variance of 3.34m; and,
- Lot 6 – to 24.66m, a proposed variance of 3.34m.

The proposed subdivision meets all other requirements of the Zoning Bylaw. In the opinion of the Approving Officer, the proposed subdivision will result in reasonable lots with feasible building envelopes.

STAFF COMMENT

Staff supports the requested variance and recommends that Council consider this application.

Respectfully submitted,

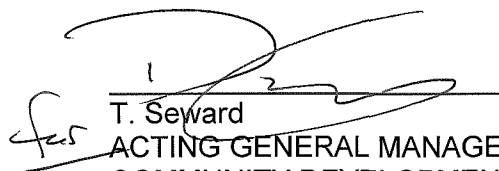


B. Anderson
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



D. Lindsay
DIRECTOR
COMMUNITY DEVELOPMENT



T. Seward
ACTING GENERAL MANAGER
COMMUNITY DEVELOPMENT &
PROTECTIVE SERVICES

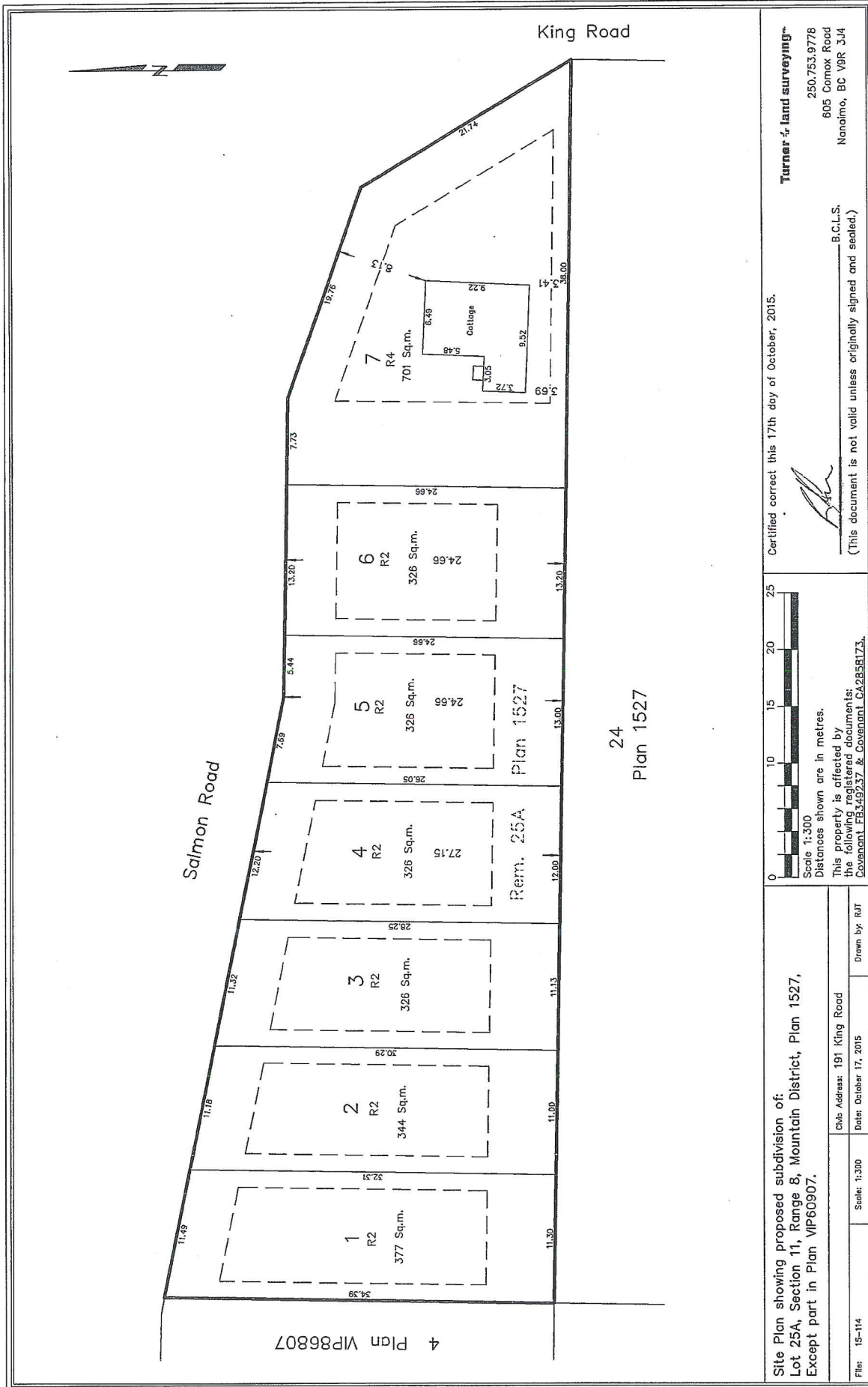
CITY MANAGER COMMENT:

I concur with the staff recommendation.

*Drafted: 2015-OCT-15
Prospero attachment: DVP00271
BZ/ln*

**Schedule A
Site Plan**

Development Variance Permit DVP00271
191 King Road



Site Plan showing proposed subdivision of:
Lot 25A, Section 11, Range 8, Mountain District, Plan 1527,
Except part in Plan VIP60907.

Certified correct this 17th day of October, 2015.

Turner & land surveying™
250.753.9778
605 Comox Road
Nanaimo, BC V9R 3J4

[Signature]

(This document is not valid unless originally signed and sealed.)

Scale 1:300
Distances shown are in metres.



This property is affected by
the following registered documents:
Government EB349237 & Government CA2858173.

Chis Address: 191 King Road
Date: October 17, 2015

Scale: 1:300
Drawn by: RAT

File: 15-114